

**Legend**

Project Boundary

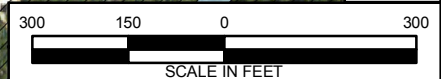
**FEMA Floodplain Zone**

Floodway

100 Year

500 Year

X



Sources: Austintexas.gov GIS Department, USDA WSS, FEMA FIRM Panel No. 48453C0430H (Effective September 26, 2008), TNRS, TWDB, USGS, USGS MR OSD, Service Layer Credits:

Project Mngn:	JC
Drawn By:	Terracon
Checked By:	JC
Approved By:	AS

Project No:	96177135A
Scale:	AS SHOWN
File No.:	96177135A
Date:	Apr 5, 2017

**Terracon**  
**Consulting Engineers & Scientists**  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX. (512) 442-1181

**FEMA Floodplain Map**

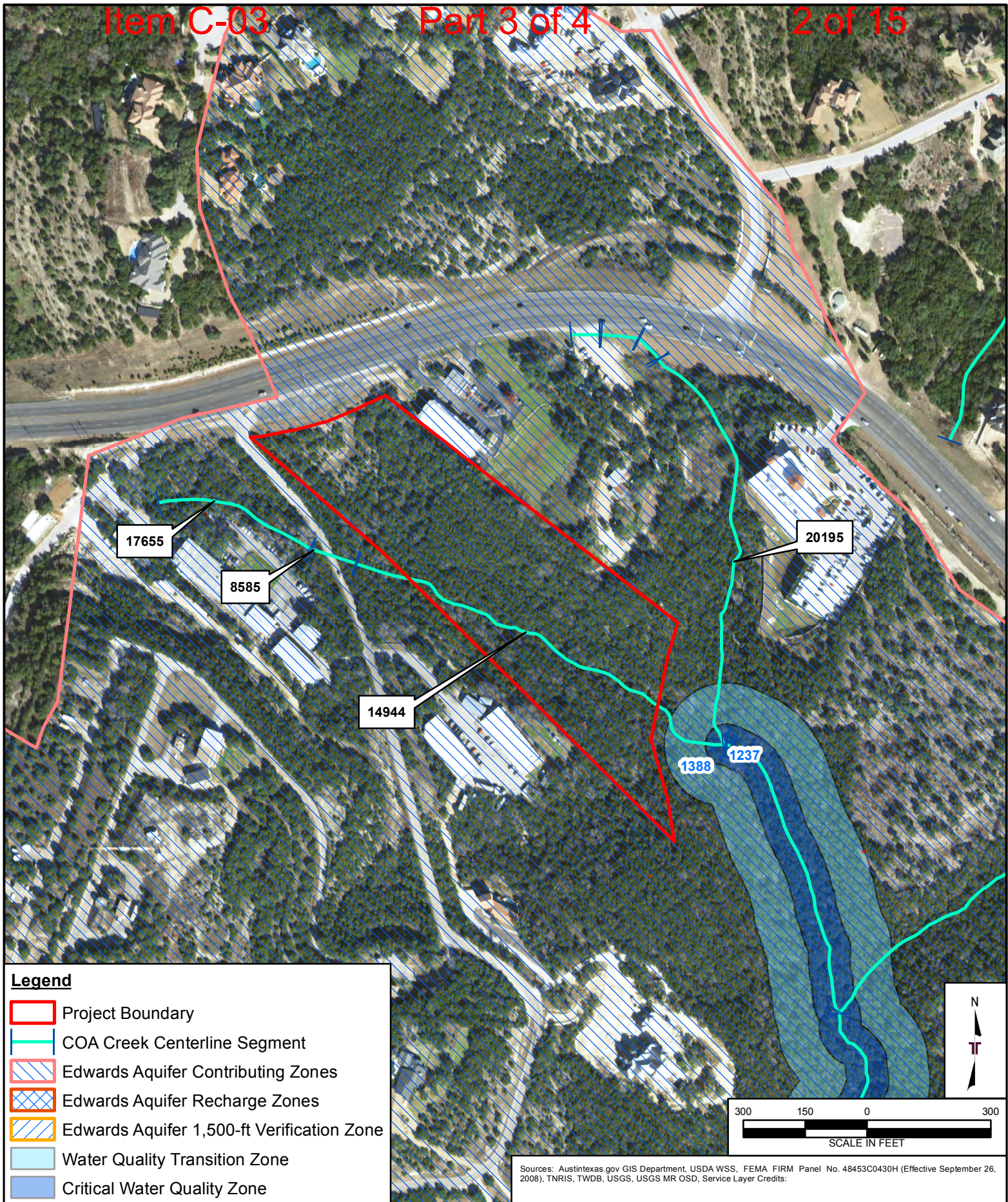
**Bee Caves Road Tract**  
 Bee Caves Road at Crystal Creek Drive  
 Austin, Travis County, Texas

35

**EXHIBIT**

5





Project Mngr: JC

Project No. 96177135A

Drawn By: Terracon

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## Water Quality Zones

Bee Caves Road Tract  
Bee Caves Road at Crystal Creek Drive  
Austin, Travis County, Texas

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EXHIBIT

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**APPENDIX C**  
**SITE PHOTOGRAPHS**



**Photo 1** View of the north portion of the site.



**Photo 2** View of the south portion of the site.





**Photo 3** View of the east portion of the site.



**Photo 4** View of the west portion of the site.





Photo 5 View of W-1.



Photo 6 View of S-1.





Photo 7 View of S-2.



Photo 8 Typical view of W-2 and W-3.





**Photo 9** View of creek (Object ID: 23541, Creek ID: 14944).



**Photo 10** View of creek (Object ID: 27570, Creek ID: 20195).



**APPENDIX D  
CREDENTIALS**



## JARED COBB

### STAFF SCIENTIST

#### PROFESSIONAL EXPERIENCE

Mr. Cobb is a Staff Scientist working in the Environmental Department of Terracon's Austin, Texas office. Mr. Cobb has three years of experience as an environmental consultant regarding natural and cultural resources and ArcGIS spatial data.

Mr. Cobb completed two internships with Terracon before joining the firm full time. The first internship was comprised of working in the construction materials testing laboratory. The second internship was with the Natural Resources division. He assisted the Natural Resources team with wetland determinations and environmental assessments. Mr. Cobb is proficient in GIS and other tools used in wetland determinations.

He is also knowledgeable in writing technical reports pursuant to City of Austin Environmental Resources Inventory (ERI) Regulations, National Environmental Policy Act (NEPA), the Clean Water Act and the Rivers and Harbors Act, Environmental Assessments (EA), Categorical Exclusions (CE), Environmental Site Assessments (ESA), Storm Water Pollution Prevention Plans (SWPPP), Wetland Mitigation Plans and U.S. Army Corps of Engineers (USACE) Section 404 Permits.

Mr. Cobb has provided services to private industry and public sector clients both locally and throughout the nation.

#### PROJECT EXPERIENCE

##### MX3 Homes – Austin, Texas

Performed and wrote a City of Austin Environmental Resources Investigation. Assessed 12 tracts of land (approximately 6 acres) for critical environmental features, including wetlands, rimrock, bluffs, recharge features, seeps and springs to assist client in feasibility of proposed residential development.

##### Austin Achieve Charter School – Austin, Texas

Performed and wrote a City of Austin Environmental Resources Investigation. Assessed approximately 25 acres for critical environmental features, including wetlands, rimrock, bluffs, recharge features, and seeps.

##### Cypress Creek Renewables, LLC - Texas and North Carolina

Performed Waters of the U.S. (WOUS) delineations and determinations for proposed solar farm sites around Texas and North Carolina. Assisted writing and submitting Jurisdictional Determination (JD) packages to various USACE Districts including Fort Worth, Galveston, Tulsa, and Wilmington. Coordinated with USACE in obtaining final determinations.

##### Montgomery County Community Development (Neighborhood Development) – Willis, Texas

Prepared an Environmental Assessment (EA) document pursuant to the NEPA required by the U.S. Department of Housing and Urban Development (HUD) and Texas Department of Housing and Community

#### Education

*Bachelor of Science, Agriculture, 2011, Texas A&M University*

*Wetland Delineation Training Class – Richard Chinn Environmental Training, Inc.*

*Associates of Science, 2009, Lone Star College*

#### Certification

*U.S. Army Corps of Engineers Wetland Delineation Manual Program Training*

*TXDOT Pre-certified:*

*2.3.1 – Wetland Delineation*

*2.4.1 – Nationwide Permit*

*2.4.2 – §404 (Title 33, United States*

*Code §1344) Individual Permits*

*2.6.1 – Protected Species*

*Determination (Habitat)*

#### Affiliations

*Real Estate Council of Austin (RECA)*

*Young Professionals in Transportation (YPT) Austin Chapter*

*Society of American Military Engineers (SAME), 2013-2014 Environment Committee; Young Members (YM) Group; Wetlands Workshop Chair*

*North Houston Association (NHA) – Environment Committee*

*Texas Association of Environmental Professionals (TAEP) Young Environmental Professionals (YEP)*

#### Work History

*Terracon, Staff Scientist, September 2013-Present*

*Terracon, Field Scientist, June 2012-September 2013*

*Terracon, Summer Internship, May 2011 - August 2011*

*Texas A&M University, Student Farmer, February 2011 – May 2012*



Affairs (TDHCA) for a proposed housing and community development and performed site visit and GIS map-making and analysis.

**West Independent School District – West, Texas**

Explosion. Assisted with writing and creating FEMA EA documents and exhibits. Also assisted with USFWS consultation on threatened and endangered species and their habitat.

**Advanced Services, Inc. (Austin-Bergstrom International Airport) – Austin, Texas**

Assisted in writing an EA and wrote corresponding NEPA document for a proposed Fixed Base Operator Facility as part of an airport expansion project at the Austin-Bergstrom International Airport (ABIA) pursuant to Federal Aviation Administration (FAA) compliance requirements; performed site visit including a Threatened and Endangered Species/Migratory Bird Species Habitat Assessment and GIS map-making and analysis; published a public notice of the proposed project; concluded with a Finding of No Significant Impact.

**Lone Star Circle of Care – Bastrop, Texas**

Wrote an environmental assessment document pursuant to the National Environmental Policy Act (NEPA) required by the Health Resources and Services Administration (HRSA) for a proposed community health center and performed site visit and GIS map-making and analysis.

**Montgomery County Community Development (Health Center) – Conroe, Texas**

Wrote an environmental assessment document pursuant to NEPA required by the HUD and TDHCA for a proposed community health center and performed site visit and GIS map-making and analysis.

**Leander Fire Department – Leander, Texas**

Prepared a Phase I Environmental Site Assessment (ESA) on approximately 2.5 acres of undeveloped land. Performed field reconnaissance, site owner interview and historic data research to identify Recognized Environmental Conditions for a proposed Fire Station.

**The Urban Companies – Houston, Texas**

Prepared a Phase I Environmental Site Assessment (ESA) on approximately 4.6 acres of undeveloped land. Performed field reconnaissance, site owner interview and historic data research to identify Recognized Environmental Conditions.

**EDUCATIONAL EXPERIENCE****Horticulture Bachelors of Science – Texas A&M University**

Program focused on horticulture and engineered landscaping. Coursework included Plant Identification, Plant Physiology, Entomology, Plant Pathology, Soil Science, Genetics, Physics, Organic Chemistry, and Chemistry. Field experience in the Brazos County focused on sustainable farming and maintaining botanical gardens.

**Wetland Delineation Training Class – Richard Chinn Environmental Training, Inc.**

Focused on the three criteria of wetlands. Program concentrated on the 1987 COE Wetlands Delineation Manual and the Atlantic Gulf Coastal Plain Regional Supplement with both classroom and field components.

**Associate of Applied Science – Lone Star College**

Degree focusing on general Biology, Chemistry, Physics and Computer Sciences with classes in math and English.

**ADDITIONAL SKILLS**

Experience with ArcGIS 2010, USACE Galveston Wetland Functional Assessments, USACE Galveston Stream Functional Assessments, COA FAFH tool, and Microsoft Office



**APPENDIX E**  
**GENERAL COMMENTS**



The City of Austin (COA) Environmental Resource Inventory (ERI) was performed in accordance with generally accepted scientific and engineering evaluation practices of this profession undertaken in similar studies at the same time and in the same geographical area. The limitations of this ERI should be recognized.

In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. The scope of this ERI was conducted in general accordance with the City of Austin's Land Development Code (LDC), Section 25-8-121 (A), and the City of Austin Title 30-5. The service's scope is not intended to be compliant or consistent with the State of Texas Edwards Aquifer Rule (30 TAC 213, Subchapter B; pertaining to Travis County, Texas) or the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program. Field identification of Critical Environmental Features (CEFs) as defined by the COA can be seasonally influenced. Due to seasonal changes, Terracon cannot guarantee areas to exhibit or not to exhibit CEF characteristics at all times of the year.

CEF wetlands were evaluated using the USACE 1987 Manual and Great Plains Regional Supplement. The manuals provide assistance for identifying wetlands based on the three criteria discussed. However, the manuals alone may not have provided enough information to document whether or not the three criteria were met. Various physical properties or other visual signs used to evaluate whether the three wetland identification criteria areas were satisfied may not be straightforward, especially in disturbed or problem areas. The manuals also allow the user to visually estimate certain indicators, such as the percentage of area covered by dominant species for the entire community. Terracon did not attempt to identify every plant species and did not classify soil types by laboratory methods.

This report is for the exclusive use of the client and any relying government entities for the project being discussed. No warranties, either expressed or implied, are intended or made.





## **ENVIRONMENTAL COMMISSION MOTION 20181107 008b**

**Date:** November 7, 2018

**Subject:** All Stor Westlake (SP-2017-0478D) Request to vary from LDC 25-8-342 Fill Requirements to allow fill up to 11 feet

**Motion by:** Hank Smith

**Seconded by:** Mary Ann Neely

### **RATIONALE:**

**WHEREAS**, the variance is required to provide access to an otherwise developable site and LDC 25-8-301 allows a driveway on a slope of more than 15 percent if it is necessary to provide primary access to at least two contiguous acres with a gradient of 15 percent or less; and

**WHEREAS**, the fill is required to provide Americans with Disabilities Act compliant parking and access to the building, and to provide a fire lane along the east side of the building as required by the fire code; and

**WHEREAS**, the development with the variance will comply with all environmental setbacks and will provide non-degradation level water quality per the Barton Springs Zone requirements.

**THEREFORE**, the Environmental Commission recommends support of the request for a variance to allow fill up to 11 feet with the following:

### **Staff Conditions**

- the applicant provides a landscape plan, which is not required in the City of Austin Extra Territorial Jurisdiction

### **Environmental Commission Conditions**

- implement a landscape plan as presented by staff with an assortment of native shade trees from Appendix F; including cedar elm and oak trees as applicable.
- implement a dark sky outdoor lighting scheme.

### **VOTE 6-0**

For: Perales, Neely, H. Smith, Guerrero, Gordon, Maceo

Against: None

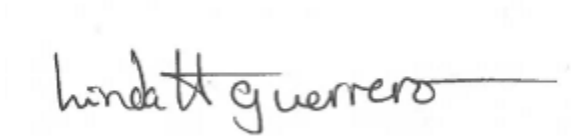
Abstain: None

Recuse: None

Absent: B. Smith, Creel, Thompson, Coyne



Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Linda Guerrero, Environmental Commission Chair